



AGENDA

(REVISED: 1/31/05)

San Luis Obispo County
Subdivision Review Board

Aeron Arlin-Genet
Richard Marshall
Richard Lichtenfels
John Nall
John Euphrat

MEETING DATE: FEBRUARY 7, 2005

MEETING LOCATION AND SCHEDULE

Regular Subdivision Review Board meetings are held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, on the first and third Mondays of each month. The meeting schedule is as follows:

Meeting Begins:		9:00 A.M.
Morning Recess:	10:30 -	10:45 A.M.
Noon Recess:	12:00 -	1:30 P.M.
Afternoon Recesses:	2:30 -	2:45 P.M.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

ROLL CALL

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

Members of the public wishing to address the Subdivision Review Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

CONSENT AGENDA: (Recommend Approval)

1. a. Minutes of January 3, 2005 Subdivision Review Board Meeting.
- b. **Parcel Map CO 02-0011 (S01025P)** Request from **LORRAINE A. SHARPS/ CINDY LEWIS** for a **1st time extension** for a tentative parcel map CO 02-0011, a subdivision of a 13.02 acre parcel into four parcels ranging in size from 2.52 to 2.55 acres each and a 2.85 acre remainder parcel. The project is located at 1033 Phillips Road, approximately 1.0 mile north of the city of Arroyo Grande, in the San Luis Bay (Inland) planning area. APN. 044-322-040 Supervisorial District 4.

HEARINGS: (Advertised for 9:00 a.m.)

2. Hearing to consider a request by **JEREMY AND JOEL SHENNUM** for a Reconsideration of Parcel Map CO 88-0220 to amend the mitigation agreement for Parcel 1 to allow a secondary dwelling. The proposed project is within the Residential Suburban Land Use Category and is located on the

southeast corner of Oak Way and Corbett Canyon Road in the Arroyo Grande Fringe approximately 1.8 miles north of the City of Arroyo Grande, in the San Luis Bay (Inland) Planning Area. The project relies on the previously adopted Negative Declaration dated August 31, 2001 (ED00-639). **County File No: SUB2004-00204.** APN: 044-280-020. Supervisorial District #4. Date Accepted: December 17, 2004. Jay Johnson, Project Manager. (RECOMMENDATION: Approval) (10 min.)

3. Hearing to consider a request by **EARL HUFF** for a Parcel Map / Development Plan / Coastal Development Permit to convert an existing duplex into a Planned Development by subdividing an existing 7,627 square-foot parcel into two parcels of 2,796 and 2,722 square feet, in addition to a common parcel of 2,109 square feet, for the purpose of sale. The project also includes a request for an adjustment to the requirements of Section 21.03.010d of the Real Property Division Ordinance by making an exception to required curb, gutter, sidewalk, and road improvements on Circle Drive. The project will not result in additional development potential. The proposed project is within the Residential Multi-Family Land Use Category and is located at 1985 Circle Drive in the community of Cayucos, in the Estero Planning Area. This project is exempt under CEQA. **County File No: SUB2003-00318/CO 04-0344.** APN: 064-181-009. Supervisorial District: #2. Date Accepted: August 10, 2004. Mike Wulkan, Project Manager. (RECOMMENDATION: Approval) (15 min.)
4. Hearing to consider a request by **PETE WINSLOW** for a Lot Line Adjustment to adjust the lot lines between 2 parcels of approximately 2 acres each. The adjustment will result in 2 parcels of approximately 2.06 and 1.92 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture Land Use Category and is located at the southwest corner of the intersection of Baron Way and Debonaire Drive, approximately 2.5 miles east of the community of Paso Robles, in the El Pomar/Estrella Planning Area. APN: 015-171-050. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Biological Resources and Public Services. **County File No. SUB2004-00005.** Date application accepted: October 14, 2004. Supervisorial District #1. Josh LeBombard, Project Manager. (RECOMMENDATION: Approval) (20 min.)
5. Hearing to consider a request by **JAMES HARDESTY** for a Vesting Tentative Parcel Map / Conditional Use Permit for a cluster subdivision of an existing 2 acre parcel into one 0.5 acre residential parcel and a 1.5 acre open space parcel with a 6,000 square-foot building site, for sale and/or development. The project includes off-site road improvements. The proposed project is in the Residential Suburban Land Use Category and is located on the west side of Calimex Place (844 Calimex Place) approximately 300 feet south of Hetrick Avenue, in the community of Nipomo, in the South County (Inland) Planning Area, APN: 091-322-046. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address Air Quality, Public Services/Utilities, Recreation, Transportation/Circulation, Wastewater, and Water. **County File No. SUB2003-00093 / CO 04-0075.** Date application accepted: September 15, 2004. Supervisorial District #4. Brian Pedrotti, Project Manager. (RECOMMENDATION: Approval) (30 min.)
6. Hearing to consider proposal by **DAVID FLAGG** for a Tentative Parcel Map to allow for a subdivision of a 39.50 acre parcel into two 19.75 acre parcels using Transfer Development Credits for the sale and development of each proposed parcel. The project will include the grading of two driveways and two house pads (one house on each proposed lot), in the Agriculture Land Use Category. The property is located in the county on the southwest corner of the intersection of Highway 41 East and Straw Ridge, 0.6 mile west of Creston Road approximately 1.87 miles north west of the community of Creston, APN: 043-051-004, in the El Pomar-Estrella Planning Area. Also to be considered at the

hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures identified for: Aesthetics, Ag Resources, Air Quality, Biological Resource, Public Service/Utilities and Recreation. **County File Number: SUB2003-00018/CO 04-0004.** Date application accepted: February 13, 2004. Supervisorial District # 1.
Continued from January 3, 2005. **(RECOMMENDATION: Continue to March 7, 2005)**

Estimated time of adjournment: 10:15 a.m.

Next Scheduled Meeting: Monday, March 7, 2005, at 9 a.m. in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Lona Franklin, Secretary
Subdivision Review Board

SUBDIVISION REVIEW BOARD MEETING PROCEDURES

Subdivision Review Board meetings are conducted under the authority of the Chair. Each item scheduled for public hearing at a Subdivision Review Board meeting will be announced by the Chair and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Chair will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Subdivision Review Board should understand about their proposal.
3. The Chair will ask other interested persons to come to the podium and present any testimony they wish to give about the proposal being considered.
4. The Chair will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Subdivision Review Board in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Subdivision Review Board meetings are tape recorded.
2. All remarks must be addressed to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Chair may limit the time for testimony to 4 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Subdivision Review Board hearings can involve highly emotional issues, so it is important that all participants conduct themselves with courtesy, dignity and respect.
5. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Subdivision Review Board consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days from the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee of \$578.00. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

ON THE INTERNET

This agenda may be found on the Internet at: <http://www.sloplanning.org> under Planning Department web page, Meetings and Agendas Information.